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Diocese of Durham
Quinquennial Inspection Report 2025
St John the Evangelist Church
Brandon

Inspection of Churches Measure 1955

(Current Version)

Inspected 23rd April 2025

Archdeaconry of Durham

Deanery of Durham

Rev'd Carl Richard Peters

Inspection Architect

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This report has been prepared on the basis of the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (Current Version).

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Recommendations

Where work is recommended a code number is entered in the right hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

1.0 Background and General

- 1.1 St. John the Evangelist, St. Johns Road, Meadowfield, County Durham, DH7 8RP
- 1.2 St. John the Evangelist Church is located on the A690 roadside between Meadowfield and Langley Moor. The Church occupies a corner plot at the intersection with St. Johns Road, which leads to Meadowfield Industrial Estate.
- 1.3 The Church is approximately 2 miles south west of Durham City and 3 miles north east of Brancepeth Village.
- 1.4 The Church building is not Listed and is not located within a Conservation Area. There are some substantial mature trees within the Churchyard but none of these have tree preservation orders.
- 1.5 The parish includes the villages of Langley Moor, Littleburn, Meadowfield, Browney, Brandon Colliery, Brandon Village and New Brancepeth. The Church has close links with St. Catherine's Church in New Brancepeth and St. Luke's Church in Ushaw Moor.
- 1.6 The Church grounds are shared with St. John's Hall, which is on the western boundary and fronts the A690 road. This Community Hall was built in 2019 after a fire destroyed the original 1911 Church Hall in 2014.
- 1.7 Ordnance Survey Map Reference NZ 24787 39834.

General Description of Church

- 1.8 St. John the Evangelist Church sits at the northern corner of a rectangular site. The north and east elevations front the roadside; the west elevation fronts the driveway into the carpark and the south elevation fronts the carpark. The Churchyard is minimal, comprising mostly the tar and chip carpark; there is some periphery grass, shrubs and trees, but there is no graveyard.
- 1.9 The Church is accessed from the A690 via a driveway at the west end. The main entrance is to the Nave on the south elevation, and this is accessed via a ramp/steps that were installed in the late 1990s.
- 1.10 The Church was built in 1875 (reportedly to the designs of Austin, Johnston and Hicks) and comprised the Nave, Chancel and a small Vestry. The Church was extended in 1906 (reportedly by Charles Hodgson Fowler) to add the north Aisle and Choir/Clergy Vestries we see today.
- 1.11 The Church is constructed from coursed stonework with plinth, string course, buttresses and dressed stone quoins. Window and door

surrounds are dressed stone. Roofs are steeply pitched with natural slate. Roof over Aisle is shallow pitched with mineral felt. Area of concealed flat roof over Clergy Vestry. Fleche on Nave/Chancel ridge is timber and natural slate. Bell hung on south wall at main entrance.

2.0 Scope of Report

- 2.1 This is based on findings of an inspection made from grounded level with the aid of binoculars where necessary. Parts of the structure which were inaccessible, enclosed or covered were not opened up, or any loose floor coverings lifted.
- 2.2 No manhole covers were lifted or drains checked.
- 2.3 The following inaccessible parts are not included in this inspection:
 - 1. Subterranean boiler house beneath Vestry at the northern corner.
 - 2. Roof voids over Vestry.
 - 3. Roofs, roof structures and ceilings were examined from floor level only.
- 2.4 The weather on the day of inspection was dry, mild and bright.
- 2.5 See Appendix 'c' of this report for a full description of the limitations of the inspection.

3.0 Works Carried out Since Previous Report

- 3.1 The Church Visitors Log was available at the time of inspection, and it was clear that the Church is regularly cleaned and maintained by various members of its congregation and/or Churchwardens.
- 3.2 The Church Log was not available at the time of inspection, and it transpires that this was locked in the safe. The Churchwardens should ensure that over the next quinquennium a log is kept, and an accurate account of the necessary servicing, maintenance and repairs is available. 3
- 3.3 Father Carl reported that the following had been conducted over this quinquennial period:
- 3.4 Gas Boiler – Serviced in January 2025. Next due January 2026. Annual testing.
- 3.5 PAT Testing – Tested by Durham Electrics and Fire Ltd. in February 2025. Next due February 2026. Annual testing.
- 3.6 Fire Extinguishers – Tested by Safe and Sure Fire Protection Ltd in March 2025. Next due March 2026. Annual testing.

3.7 Lightning Conductor – Serviced in April 2025. Next due April 2026. Annual testing.

3.8 Electrics – Testing scheduled for July 8th 2025. This should be scheduled every 5 years (2030).

4.0 General Condition of Church

4.1 Like most Churches at present, St. Johns is still recovering in a number of ways from the effects of the Covid 19 pandemic. Congregation numbers have declined, which has had a financial impact and reduced the number of available volunteers; both of which contribute significantly to the successful running and up-keep of the Church.

That said, the Church still has two services a week and congregation numbers can be between 10 and 30. The Church still hosts a number of weddings, funerals and baptisms, as well as a monthly soup and sandwich meeting.

4.2 Father Carl remarked on the proximity and link with the adjacent St. Johns Hall, as often the two establishments combined can attract different groups who have a shared agenda. In recent weeks he noted of some children who had joined the Sunday congregation. PCC meetings tend to be held there.

4.3 Physically, the Church fabric is generally in good condition. The Church was warm and inviting and it was clear that the congregation and/or the Churchwardens clean and maintain it regularly; their continued hard work is to be acknowledged and encouraged greatly.

4.4 Particular areas of concern will be discussed in the relevant parts of this report.

External Inspection

5.0 Roof Coverings

5.1 **Nave and Chancel:** Steep pitched, slate roofs on the north and south sides. The previous quinquennial inspection suggested that the blue Welsh slates could be the originals and if this is the case they appear in remarkable condition. photo

The gable ends are defined by stone water tables with stone cruciform finials. A stone water table break exists between the Nave and the Chancel, with the ridge of the Chancel being at a marginally lower height. The Fleche sits on this intersection.

The ridges are roll top angled stone; mortar bedded.

5.2 **Fleche:** Hexagonal shape, sitting at the intersection of the Nave and the Chancel; centred on the ridge line. Slate cheeks to the base, before a painted timber loggia and tall, slate covered spire. Of particular interest is the loggia, as the carved openings reflect the geometry/design of the Church windows. photo

5.3 The slates and leadwork to the spire appear sound and in good condition, however many of those to the base have slipped or broken. These should be repaired/replaced. 3

5.4 It is not clear from the grounded viewing position, but the lower sections of timber to the loggia could be decaying; or certainly the paintwork is flaking off.

The previous 2020 quinquennial reported of a 2018 'steeplejack' quote for various fleche repairs, which included some works to the structure. There were concerns then regarding the execution of the works, so further inspection in this quinquennium is required.

The structural integrity of the fleche should be inspected at height by a competent/qualified person. Details of the inspection should be reported to the Church Architect and necessary repairs discussed/agreed. 3

5.5 Mesh is missing to some of the openings in the loggia and birds are nesting inside. As part of any proposed works, the loggia should be cleared, and the mesh should be replaced. 3

5.6 **Vestry:** Steep pitched, slate roofs on the north and south sides. The gable ends are defined by stone water tables. The ridges are roll top angled stone; mortar bedded.

A portion of the south roof slope discharges directly onto an area of flat; the rest abuts a gable projection over the Organ. It is assumed that this abutment is flashed to discharge to the area of flat. The area of flat also takes an outlet from the Chancels north side.

The most of the south side of the Vestry roof is not visible from grounded level so a more comprehensive assessment cannot be provided.

5.7 The previous quinquennial reported that the area of flat was replaced with a plastic membrane, and it would be of benefit going forward if a date could be given to this, so the anticipated lifespan of the membrane could be tracked. 1

5.8 The concealed parts of the roof do not seem to have been inspected closely in the last quinquennium so they should be inspected at height by a competent/qualified person. Details of the inspection should be reported to the Church Architect and necessary repairs discussed/agreed. 2

5.9 **Organ Chamber:** The roof over the organ projects from the north side of the Chancel roof as a dual pitched gable. The south slope of the Vestry roof abuts this gable in part.

Again, this is a steep pitched, slate roof and the gable end is defined by a stone water table. The gable has a tall stone steeple with an arched stone head, which looks like a small belfry but there is no bell. Either this is a component of the earlier Church, and the bell was removed, or historically this was a shaft with a ventilation or extraction purpose for the Vestry.

The east slope discharges to the area of flat and the west slope discharges to the north Aisle roof.

The ridges are roll top angled stone; mortar bedded.

5.10 **North Aisle:** Low gradient, mono pitch roof that abuts the north side of the Nave; the Nave roof discharges directly onto this roof. The covering appears to be a type of mineral felt.

The low pitch and eaves height make this roof hard to see from grounded level so a more comprehensive assessment cannot be provided.

5.11 The previous quinquennial reported that the north Aisle was formerly covered in lead but that was stolen and was replaced with mineral felt. It would be of benefit going forward if a date could be given to this so the anticipated lifespan of the felt could be tracked. 1

5.12 The roof does not seem to have been inspected closely in the last quinquennium so it should be inspected at height by a competent/qualified person. Details of the inspection should be reported to the Church Architect and necessary repairs discussed/agreed. 2

An inspection is also necessary to attempt to ascertain a cause of the cracking/movement discussed in 7.10.

5.13 The condition of the slate roofs generally looks good. There are some missing/cracked/slipped slates across all roof planes, and these should be repaired/replaced when it fits with the programme of other 3

necessary roof works. The situation is not such that it warrants special attention.

- 5.14 The mortar bedding and pointing of the ridge tiles, across all roofs, is consistently poor; much is visibly missing. The affected ridge tiles should be re-bedded and repointed with an NHL lime:sand mortar. 3

- 5.15 The condition of the leadwork generally looks good. The closer inspections of the roof will provide an opportunity to confirm this.

Of particular interest is the lead abutment flashings to the stone water table, between the Nave and the Chancel on the south side. An inspection is necessary to attempt to ascertain a cause of the possible water ingress discussed in 13.0.

- 5.16 It is recommended that as a routine item of maintenance the roof should be fully examined, and repairs undertaken, on an annual basis. 2

6.0 Rainwater Goods and Drainage

6.1 Nave and Chancel:

Fall to south side – cast iron, half round, eaves gutters on rafter brackets; affixed to exposed rafters. Discharging into round, cast iron downpipes. Rainwater goods are painted black.

- 6.2 The performance of the rainwater goods could not be assessed on the day of inspection as it was dry, however the staining and salting of the stone walling adjacent to the downpipe at the Nave/Chancel intersection might suggest the gutter, downpipe and/or gulley is defective. The previous 2020 quinquennial reported of potential defects here, so the water damage may be historic and drying out. photo

Firstly 6.12 - 6.14 should be actioned to ensure the routes are clear, then the rainwater goods should be observed in wet weather to see if any defect is obvious. The findings should be reported to the Church Architect for further discussion/advice. 2

- 6.3 There is vegetation growing in the gutter at the west end of the Chancel. This should be cleared. Again, the congestion in the gutter could be contributing to the evident damp stone walling in this area. 1

- 6.4 Fall to north side – Nave – roof discharges directly onto the north Aisle roof.

- 6.5 Fall to north side – Chancel – upvc, half round, eaves gutters on rafter brackets; affixed to exposed rafters. Discharging into round, upvc downpipes. Rainwater goods are grey.

- 6.6 The most of the north side-Chancel rainwater goods are not visible from grounded level so a more comprehensive assessment cannot be provided.

Whilst it is not ideal that the rainwater goods are upvc here, what is more detrimental and noticeable is the grey colour. When funds permit and/or when it fits with the programme of other necessary roof works, the grey upvc rainwater goods should be changed to black. 3

6.7 **Vestry:**

Fall to south side – roof discharges directly onto an area of flat. This is not visible at all from grounded level so a more comprehensive assessment cannot be provided.

The rest of the south slope abuts a gable projection over the organ. It is assumed that this abutment is flashed to discharge to the area of flat. The area of flat also takes an outlet from the Chancels north side.

- 6.8 The area of flat drains through a parapet wall in the east gable. This comprises a synthetic membrane lined shoe, to a section of grey upvc gutter, to a grey upvc downpipe. photo

Again, the grey rainwater goods should be replaced with black, and the parapet outlet arrangement should use a more traditional and accepted hopper. 3

- 6.9 The performance of the rainwater goods could not be assessed on the day of inspection as it was dry, however the internal damp issues of the Vestry (discussed in 15.0) might suggest the gutter, downpipe and/or gulley is defective. The external stonework in this area is growing green algae which corroborates this possibility.

Firstly 6.12 - 6.14 should be actioned to ensure the routes are clear, then the rainwater goods should be observed in wet weather to see if any defect is obvious. The findings should be reported to the Church Architect for further discussion/advice. 2

- 6.10 Fall to north side – upvc, half round, eaves gutters on rafter brackets; affixed to exposed rafters. Discharging into round, cast iron downpipes. Rainwater goods are black.

6.11 **North Aisle:**

Fall to north side – upvc, half round, eaves gutters on rafter brackets; affixed to exposed rafters. Discharging into upvc downpipes. Rainwater goods are black.

- 6.12 It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis, at least. And in wet weather particularly. 2
- 6.13 Those areas of noted concern should be checked and cleared immediately. 1
- 6.14 All of the gullies are currently congested and should be cleared immediately. Many do not have covers/grilles, or they are broken; some of the gullies appear collapsed. In some cases, the discharge of rainwater is further hindered as the downpipes terminate short of the gullies. The gullies should be repaired immediately and the downpipes extended where required. photo 1
- 6.15 It is recommended that over the course of the next quinquennium the cast iron rainwater goods be rubbed down and redecorated; the paint is visibly spalling and some rusty is starting to occur. 3

7.0 External Walls and Structure

Parapets and Upstand Walls

- 7.1 Pitched water table coping stones generally define all gable ends or intersections; these appear in good condition. The closer inspections of the roof will provide an opportunity to confirm this.

The previous quinquennial reported that some were to be repointed as part of the 'steeplejacks' 2018 proposed repair works.

- 7.2 Any mortar pointing or bedding should be with NHL lime:sand mortar.
- 7.3 The parapet/upstand walls to the area of flat roof are not visible at all from grounded level so a more comprehensive assessment cannot be provided. As discussed in 5.8, this area is to be closely inspected to properly understand the situation and assess the condition of its components.

Walling

- 7.4 The walls of the Church are comprised of coursed sandstone, with a chamfered plinth at low level and a moulded string course at mid-level. Gable ends or intersections are defined by stone water tables. The Nave, Chancel and north Aisle are all buttressed. Window and door openings are defined by squared, dressed stone or more decorative hood mouldings.
- 7.5 Generally, the areas of stone erosion are quite significant but, that said, they do not appear to have worsened since the previous quinquennial reported their condition. As was discussed, "the erosion is not really problematic because there is sufficient thickness to the stone".

- 7.6 The erosion is worse on the south and east sides at low level. This could be attributed to environmental factors but also to the fact that this is the earlier part of the Church (this walling is circa 30 years older than the north façade and/or may have a more porous composition). photo

It also cannot be ruled out that the issues discussed in 6.0 are not contributing to the low-level stone erosion; excess moisture in the ground will be absorbed and retained by the stone. This further reinforces why 6.12 - 6.14 should be actioned immediately.

- 7.7 There is evidence of repointing work across the walling, and it appears that this has been done in a cementitious mortar. This is not good for the historic stonework and is likely to be exacerbating the rate of stone erosion. photo

When funds permit, all cementitious material should be raked out and replaced with a NHL lime:sand mortar. All future repointing should be with NHL lime:sand mortar. 4

- 7.8 Generally, the mortar pointing across the walling is poor. This is also the case for many joints in the dressed stone and copings to the buttresses. Water ingress is a concern. photo

A detailed schedule of necessary repointing should be drawn up with the Church Architect so costs can be obtained and funds can be raised. Repointing should be with NHL lime:sand mortar. 3

- 7.9 The previous quinquennial reported of some external areas of minor and/or superficial cracking which were likely to be historic movement/settlement. These remain unchanged and not a concern.

- 7.10 The previous quinquennial reported of external cracking to the west end of the north Aisle, "running from the plinth to the top of the lancet arch". This was particularly evident and a concern, as the plaster internally, to the top of the lancet arch, is bulging off. Father Carl did not think he had noticed this before and therefore it could be a sign of new movement and/or a more significant defect. photo

Firstly 5.12 should be actioned to see if any external defect in the roof/roof structure is obvious. The findings should be reported to the Church Architect for further discussion/advice. Secondly, the verge should be repointed as much of the mortar is missing and water ingress is a likely cause. Repointing should be with NHL lime:sand mortar. 2

Internally, the bulging plaster and any other signs of movement in that area should be monitored closely over the next few months. 1

8.0 Exterior Doors

8.1 Main Entrance Door: Nave - south side. photo

Timber double door. Vertically boarded with lattice bracing to the back side and vertical mouldings on the front. Arched head. Decorative stone hood mould externally and dressed stone expressed arch internally. Probably the original ironmongery, which interestingly includes removable horizontal restraint bars as a mechanism for locking. Additional security is provided by a modern pair of lockable gates externally. Door painted black and generally in good condition.

Rub down and redecorate front and back. 3

The door is ill-fitting in its opening towards the bottom and daylight can clearly be seen through. This is mostly due to some low-level stone erosion. Whilst the addition of the lobby may assist in containing draft or vermin, when funds permit, the Church Architect should be consulted for possible solutions. Some repointing of the low level stonework is required; discussed in 7.0. 3

8.2 Vestry Door: West end.

Timber single door. Vertically boarded with lattice bracing to the back side and vertical mouldings on the front - studded. Arched head. Stone hood mould externally and dressed stone expressed arch internally. Probably the original ironmongery but new key lock evident. Door painted black externally and cream internally, generally in good condition.

Rub down and redecorate front and back. 3

8.3 North Aisle Door: North side.

Timber single door. Vertically boarded with vertical mouldings on the front – studded, similar to adjacent Vestry door but not the same. Back side concealed by curtain; door not in use. Arched head. Stone hood mould externally and dressed stone expressed arch internally. Probably the original ironmongery. Door painted black externally, generally in good condition.

Rub down and redecorate front and back. 3

8.4 Boiler House: north side.

Plain, metal door, painted black. Padlocked.

Door is rusting; rub down and redecorate. 3

8.5 Generally, the mortar pointing to the joints of the surrounding dressed stone is poor. Water ingress is a concern.

As discussed in 7.0, a detailed schedule of necessary repointing should be drawn up with the Church Architect so costs can be obtained, and funds can be raised. Repointing should be with NHL lime:sand mortar.

9.0 Exterior Windows

9.1 Nave: South – 2no. windows.

photo

Comprising 3no. tall panes with cinquefoil rounded heads and 4no. smaller trefoil panes above. Stone mullions between and stone hood mould over. Panes are leaded in small squares with various pastel shades of glass. 1no. window has a central small opening light.

Externally the panes are protected by polycarbonate.

There are 2no. squared openings over the main entrance door that each comprise 2no. cinquefoil rounded lights. These are not glazed and stoned up behind.

9.2 West – 1no. window.

Comprising 5no. tall panes with cinquefoil rounded heads, with an arrangement of smaller trefoil panes and multifoil roses above. Stone mullions between and stone hood mould over. Panes are leaded in small squares with various pastel shades of glass.

Externally the panes are protected by polycarbonate.

There is a squared openings over the main window that comprises 3no. trefoil rounded lights. Glazed.

9.3 There is a significant crack to the cill piece at the right hand side corner. This does not seem to have been mentioned in the previous quinquennial report. Monitor closely over the next few months/quinquennial period.

photo
2

9.4 Chancel: South – 2no. adjacent windows.

photo

Comprising 3no. tall panes with cinquefoil rounded heads and 4no. smaller trefoil panes above. Stone mullions between and stone hood mould over. Panes are leaded in small squares with various pastel shades of glass. Both windows have a central small opening light.

Externally the panes are protected by polycarbonate.

9.5 East – 1no. window.

photo

Comprising 5no. tall panes with cinquefoil rounded heads and an arrangement of smaller trefoil panes above. Stone mullions between and stone hood mould over. Panes are leaded with brightly coloured pictorial glass – some depicting Saints and Piety.

Externally the panes are protected by polycarbonate.

There is a squared openings over the main window that comprises 2no. trefoil rounded lights. Glazed.

9.6 **North Aisle:** North – 3no. windows.

Comprising 3no. tall panes with cinquefoil rounded heads and 4no. smaller trefoil panes above. Stone mullions between and stone hood mould over. Panes are leaded in small squares with various pastel shades of glass. The 2no. outer windows have a central small opening light.

Externally the panes are protected by polycarbonate.

9.7 West – 1no. window.

Comprising 3no. tall panes with cinquefoil rounded heads and 4no. smaller trefoil panes above. Stone mullions between and stone hood mould over. Panes are leaded in small squares with various pastel shades of glass. The central pane has a small opening light.

Externally the panes are protected by polycarbonate.

9.8 It is this wall/window that is showing signs of movement and the plaster to the top of the lancet arch is bulging off. Action as discussed in the other relevant sections. photo

The bulging plaster and any other signs of movement in the wall/window area should be monitored closely over the next few months. 2

9.9 **Clergy Vestry:** East – 1no. window. photo

Comprising 3no. panes with cinquefoil rounded heads. Stone mullions between. Panes are leaded in small squares with various pastel shades of glass – mostly pink. The central pane has a small opening light.

Externally the panes are protected by polycarbonate.

9.10 The stone mullions/surround is significantly eroded internally, but as discussed in 15.0 this entire wall is damp. Action as discussed in 15.0 and monitor the condition of the stone/window closely over the next quinquennial period. 3

9.11 **Choir Vestry:** East – 1no. window.

Comprising 3no. rectangular panes. Stone mullions between. The opening has a squared head externally, but internally it is arched. Panes

are leaded diagonally in clear glass. The central pane has a small opening light.

Externally the panes are protected by polycarbonate.

- 9.12 The stone mullions/surround is significantly eroded internally, but as discussed in 15.0 this entire wall is damp. Action as discussed in 15.0 and monitor the condition of the stone/window closely over the next quinquennial period. 3

- 9.13 North – 2no. windows.
Comprising 2no. and 3no. rectangular panes. Stone mullions between. The openings have squared heads externally, but internally they are arched. Panes are leaded diagonally in clear glass. The central pane of the 3no. light window has a small opening light.

Externally the panes are protected by polycarbonate.

- 9.14 **Boiler House:** north and east – 2no. openings to each side.
Comprising 2no. rectangular openings to each side with dressed stone surrounds. Historically these may have been windows or ventilation louvres. The north side openings are now infilled with timber louvres; the east side openings are now infilled with plywood.

Rubdown and redecorate timber louvres. 3

The plywood infills look untidy; replace with timber louvres to match the north side or decorate the plywood black for the short term. 3

- 9.15 The previous 2020 quinquennial suggested that the polycarbonate protection be removed, the windows and polycarbonate be cleaned and the windows be closely inspected. Records would suggest this has not occurred, so it remains a recommended item. A detailed schedule of the windows condition and necessary repairs should be drawn up with the Church Architect so costs can be obtained, and funds can be raised. 3

Whilst there does not seem to be an excessive build-up of debris behind the polycarbonate, the polycarbonate is almost opaque from the outside so cleaning would surely improve light levels inside.

Most of the windows have external ferramenta and the polycarbonate is obscuring a view of this so a more comprehensive assessment of its condition cannot be provided.

- 9.16 The condition of the windows generally looks good, but each has some evident damage/defects that should be attended to, to ensure the 3

condition of the windows does not continue to decline; some glazing quarries are cracked or broken, there is some leadwork/saddle bar movement and rusting.

- 9.17 Generally, the mortar pointing to the joints of the surrounding dressed stone is poor. Water ingress is a concern.

As discussed in 7.0, a detailed schedule of necessary repointing should be drawn up with the Church Architect so costs can be obtained, and funds can be raised. Repointing should be with NHL lime:sand mortar.

Internal Inspection

10.0 Roof Structure and Ceilings

- 10.1 **Nave:** Comprising of 4no. principal, arch-braced, timber trusses and 4no. secondary, arch-braced, timber trusses between. Purlins above and a timber boarded ceiling covering, painted cream.

The principal trusses extend down to rounded kneelers painted purple, white, red and green, with gold accents. The secondary trusses are propped at a higher level by a decorative timber cornice with a castellated top; this runs down both sides of the Nave.

The secondary trusses have metal tie rods spanning north/south. There is also a tie rod spanning east/west across the collars of all of the trusses.

All timber structure is dark stained.

- 10.2 **Chancel:** Comprising of 4no. principal, arch-braced, timber trusses. Purlins above and a timber boarded ceiling covering, painted cream.

The principal trusses extend down to rounded kneelers painted purple, white, red and green, with gold accents. At a higher level there is a decorative timber cornice with a castellated top; this runs down both sides of the Chancel.

What appears to be support tie rods to the trusses are actually pipe or conduit remnants, probably of an earlier lighting system.

All timber structure is dark stained.

- 10.3 Both the Nave and Chancel roof structures provide support to the fleche above. No visible concerns in this area.

- 10.4 **North Aisle:** Comprising of 4no. principal timber trusses with simple strut bracing and intermediate beams. Central purlin above and a timber boarded ceiling covering, painted cream. The structure gives an

photo

attractive 4no. square (per bay) pattern, which is further decorated by diagonal beading and rosettes painted blue/gold; this is very eye catching.

Again, the principal trusses extend down to rounded kneelers painted purple, white, red and green, with gold accents.

All timber is dark stained.

- 10.5 The previous quinquennial reported that the north wall of the north Aisle may be leaning out as the roof trusses seemed to be pulling away on the arcade side (approximately 25mm); it was noted that this hadn't been mentioned in previous reports. This situation does not appear to have changed but continue to monitor over the next quinquennial period. 3
- 10.6 **Clergy Vestry:** Rounded kneelers on north and south sides supporting beams. Cross beams above (likely), supporting a flat, timber boarded ceiling; painted cream.
- 10.7 **Choir Vestry:** Raking sides with flat top ceiling; timber boarded, painted cream. Hatch evident for roof void access. Metal tie rods spanning north/south. photo
- 10.8 Generally, the roof structures and ceilings are in good condition. There are no areas of obvious concern. Elsewhere in the report it is recommended that various parts of the roof be closely inspected externally, and this is to ensure any defects are caught early, so the condition of the interior can be maintained.
- 11.0 **Internal Doors and Windows, Screens and Panelling**
- 11.1 **Chancel to Clergy Vestry Door:** Timber single door. Vertically boarded with lattice bracing to the back side. Arched head. Dressed stone expressed arch to both sides. Probably the original ironmongery. Clear varnished pitch pine (likely) to Chancel side and painted cream to Vestry side. Generally, in good condition.
- 11.2 **Clergy Vestry to Choir Vestry Door:** Timber 5no. panel single door. Square head. Painted cream on both sides. Generally, in good condition.
- 11.3 **Aisle to Choir Vestry Door:** Timber single door. Vertically boarded with lattice bracing to the back side and studding to the front (similar door to the Vestry external door). Arched head. Dressed stone expressed arch to both sides. Probably the original ironmongery. Clear varnished wood to Aisle side and painted cream to Vestry side. Generally, in good condition.

- 11.4 **Aisle to Organ Door:** Timber single door. Vertically boarded with lattice bracing to the back side and studding to the front. Ogee three-centred arched head. Dressed stone expressed arch to both sides. Probably the original ironmongery. Clear varnished wood to both sides. Generally, in good condition.
- 11.5 **Entrance Lobby Screen/Doors:** Simple glazed lobby with oak frame. Double glass doors. Extends to a height off approximately 5 metres with a castellated cornice. Independent flat ceiling segregating the space from the Nave.
- 11.6 **New Doors:** 'Cottage-style' oak doors to the accessible wc, service cupboard and book-store cupboard.
- 11.7 **Chancel Rood Screen:** Low stone wall at the Chancel step, with an ornate metal screen mounted to the top. Painted black with gold accents. Pair of opening gates to the centre with the letter's 'W' and 'A' on each leaf. Generally, in good condition. photo
- 11.8 **Chancel Panelling:** Simple oak wall panelling to the east end of the Chancel; approximately 2 metres high. Generally, in good condition.

All woodwork should be checked regularly for insect infestation. 3

- 11.9 **Altar Reredos:** Simple oak Altar Reredos with mantle for standing candles; style reflects that of the panelling. Decorative cornice with a castellated top; carved band below mantle. Generally, in good condition.

All woodwork should be checked regularly for insect infestation. 3

- 11.10 **Lady Chapel:** Located at the east end of the north Aisle. The head of the Altar is defined by a hanging curtain on a simple timber frame; painted in the purple, white, red and green colours (with gold accents) seen elsewhere throughout the Church. The Altar Rail is a simple and freestanding metal balustrade with timber pedestal and handrail. The Altar Table is fully clothed. There is a cloaked Tabernacle standing on a tall timber pedestal in the corner.

12.0 **Ground Floor Structure**

- 12.1 **Chancel:** Step up into Chancel. Stone slab floor, with the exception of the choir pew banks where flooring is a combination of timber floorboards and timber parquet. The area around the organ is also timber parquet.

Further 3no. steps up to High Altar. Stone slab floor. Areas of the High Altar are overlaid with carpet.

- 12.2 The stone face of the Chancel step has delaminated/eroded significantly; so much so it has been almost completely parged over with what looks like cement. It would also seem that the central step piece has been replaced with concrete. Whilst this is not an ideal repair/replacement job or aesthetic, rectifying this would probably be to further detriment of the remaining stone.

There are some open joints in the stone slabs that should be repointed. 3
Repointing should be with NHL lime:sand mortar.

In places where the timber boarding has shrunk, the open joints have 1
been filled with timber fillets; a fillet on the organ side is lifting out and presents as a trip hazard. This should be replaced/secured immediately.

- 12.3 **Nave:** The aisle and walkways in the Nave have a stone slab floor; the majority of which is overlaid with carpet. Pew banks have a timber parquet floor.

Joints between the different floor finishes can present as a trip hazard. photo
Many of the stone slabs are worn/chipped/cracked, which also can 2
present as a trip hazard. There is not a 'quick-fix' for these trip hazards as in most cases the carpet is to cover the uneven slabs. Ensure the worst are clearly identified to users or the routes are diverted or cordoned off.

- 12.4 **North Aisle:** The aisle and walkways in the north Aisle have a stone slab floor. Pew banks have a timber parquet floor. Some areas are carpet.

Joints between the different floor finishes can present as a trip hazard. 2
Many of the stone slabs are worn/chipped/cracked, which also can present as a trip hazard. There is not a 'quick-fix' for these trip hazards as in most cases the carpet is to cover the uneven slabs. Ensure the worst are clearly identified to users or the routes are diverted or cordoned off.

An area of particular concern is at the west end of the north aisle; the photo
lip between the stone slabs and timber parquet is more prominent. Monitor this over the next quinquennial period to ensure it is not linked to the potential movement of the west gable.

- 12.5 **Clergy Vestry:** Timber parquet floor; the majority of which is overlaid with carpet.

12.6 **Choir Vestry:** Timber parquet floor. Beautiful original floor but its photo
looking worn.

Rub down and revarnish. 3

12.7 At the east end of the Nave and north Aisle is a length of redundant photo
floor grille.

12.8 The surface of the flags are worn in places and there is the occasional 3
open joint evident. It is recommended that the open joints are pointed
up with a NHL lime:sand mortar.

Some of the flags are possibly beyond the scope of repair so
consideration should be given to their replacement if accidents are a
concern.

12.9 All carpets should be regularly lifted to check the condition of the floor 2
beneath and to ensure there is no evidence of an infestation.

13.0 Internal Finishes

13.1 Generally, walls are plastered throughout and painted cream. In most
situations the openings in the walls (doorways/windows/archways) are
expressed by exposed dressed sandstone.

The condition of the wall finish in the main body of the Church is good. photo
There is some minor plaster cracking/missing
plaster/staining/salting/blistering, but generally not over and above
what is the norm for plastered Church interiors. The good wall
condition is likely due to the Church being heated and well used.

13.2 Areas where the wall finish is of particular concern are as follows:
Vestry east wall.
Nave south wall, at the Chancel Arch.
North Aisle west wall.

These areas have been referenced elsewhere in the report, and in most photo
cases the poor wall finish is likely to be the consequence of the various
'damp' issues discussed. There is little point in repairing/redecorating
the wall finishes until it can be ascertained that the problem has ceased
in the various locations and then there needs to be a period of drying
out.

The eaves level of the east end of the north Aisle, where it abuts the 3
Vestry, should be monitored closely over the quinquennial period. The
deterioration of the wall finish here does not seem to be mentioned in
the previous report and could suggest there is a high level water ingress

issue. Again, a full inspection of the concealed roof sections, recommended elsewhere, should assist in the diagnosis of this.

- 13.3 Chancel Arch: significant deterioration of the wall finish and dressed stone to the south side. Action as discussed in 6.0 and verify in the roof inspection that all leadwork in that area of the roof is properly fitted and water tight. Monitor condition over the next quinquennial period. photo 3

- 13.4 Organ Arch: the previous quinquennial reported cracking, but this had not changed. Monitor over the next quinquennial period. 3

There is an area of plaster, between the organ Arch and the clergy Vestry door, beneath the radiator, that has blown off. There is obviously some excess rising moisture in this area. Hack of the loose plaster and allow the walling to dry out over the next quinquennial period. photo 2

- 13.5 The north Aisle is linked to the Nave via a 4no. bay arcade: significant deterioration of some of the low level stonework, probably due to excess rising moisture in the ground. Monitor condition over the next quinquennial period. 3

14.0 **Fittings, Fixtures and Furniture**

- 14.1 **Organ:** Located on the north side of the Chancel, beside the clergy Vestry. An 1882 Harrison and Harrison Ltd of Durham Organ; given a Historic Organ Certificate in 2020 - Grade II*. Pitch pine wood case and console and 17no. cream pipes with gold mouths (9no. others to the left hand side). Detailed description can be found on the National Pipe Organ Register Ref. N04242.

There is a brass affixed in memory of John Newman Ellwood (1900-1974), who was Vicar of the parish for 25 years (1949-1974). The organ was restored in his memory.

The Harrison and Harrison 'Organ Tuning' book noted of various maintenance and repairs by Harrison and Harrison over the years, but the last entry was May 2023.

No immediate concerns however, evidence of the organs condition and all concerns in use and subsequent maintenance and/or repair should be recorded. Reference should be made in the Church Log. 3

- 14.2 **Font:** Located centrally, at the west end of the Nave. Comprises a stone octagonal bowl, square pedestal, and u-shaped plinth. The bowl is lined with lead and is plugged; glass bowl within it. The cover lid is oak with a feature oak cross and brass ring handle.

- 14.3 **Pulpit:** Located in the south east corner of the Nave, immediately in front of the Chancel. Comprises a dark stained oak, octagonal form, with carved panels which reflect the scalloped arched shapes of the Church windows. 5no. open tread steps up to the platform; carpeted treads.

As discussed in 13.0, the adjacent walling of the Chancel arch is showing signs of water ingress/damp, and the stone is deteriorating. The Pulpit is affixed to this wall, so it is worth monitoring over the next quinquennium that the moisture in the wall is not having a detrimental effect on the timber structure. Also, the stone erosion material and salting should be cleaned off regularly, again to prevent any harm to the timber structure. 3

Ornate metal candle stands adjacent; painted black and gold; with timber pedestal for flower arrangement.

- 14.4 **Pews:** Nave and north Aisle pews are simple, open back and end examples in dark stained (likely) oak. They are all similar in their design, but the detailing differs; those in the Aisle have plain ends and those in the Nave have poppyheads.

The Chancel choir stalls are a complete contrast and are ornate and enclosed, light stained (likely) pitch pine examples. The carvings, again, reflect the scalloped arched shapes of the Church windows. There are 2no. banks to each side.

No immediate concerns however, as discussed in 12.0, some of the timber boarded flooring between the choir stall banks is lifting and presents as a trip hazard. Action as discussed in 12.0. 1

- 14.5 **Lectern:** Located in the north east corner of the Nave, immediately in front of the Chancel. Attractive oak carved eagle on octagonal pedestal. Second lectern in the Chancel, which appears to be one in use; simple, folding, wood frame. Third lectern in the Aisle, also in use; modern, box-like frame.

2no. identical timber hymn boards affixed to the arcade column beside eagle lectern.

- 14.6 **Altar Table and Rails:** Simple Altar Table that is fully clothed/curtained. Oak, turned spindle, low rise Alter Rail; no central gate but a removable insert instead.

- 14.7 **Stone Wall Sedilia/Piscina:** Located in the south wall, adjacent to the high Altar. 2no. arched head recesses; the larger, with the low cill and cushion is typically a Sedilia; the smaller, with the higher cill and more

elaborate stonework is typically a Piscina, but with no evidence of a drain. There are 2no. stone carved figure heads, at the ends, both in excellent condition.

The back walling stone of the Sedilia, which is dressed stone, is delaminating in parts. There is no obvious cause visible from the outside, other than the potential moisture in the lower parts of the walling generally. Monitor over the next quinquennial period. 3

- 14.8 **Bells and Bell Frame:** One external bell hung from what appears to be a cast iron frame (black) with timber clad cheeks (painted black) and a slate mono pitch roof over. It is affixed to the south side wall, adjacent to the main entrance, at eaves height.

The bell has an internal pull and is reportedly used regularly; the previous 2020 quinquennial noted that the bell rope had recently been repaired.

The condition of the bell and its fixings/mechanisms are all to be checked regularly as a routine item of maintenance. Evidence of any maintenance and/or repair should be kept in the Church Log. 3

It is evident that the timber clad cheeks require painting; the existing paint is flaking off. Rub down and redecorate in an exterior grade paint. It would be worth redecorating any painted frame at the same time. 3

- 14.9 **Miscellaneous:** Various wooden tables and chairs to the High Alter. Of particular interest is the ornately carved Bishop's chair on the north side. 2no. raised wing, brass birds on top of the wall curtain pelmet, behind the Bishop's chair. Numerous brass candle sticks and plates.

Low level, carved, wooden table (likely pitch pine) at the head of the Nave; used for seasonal displays.

Small brass bell mounted on a timber plaque, to the door archway into the Choir Vestry.

Glastonbury chair and small side table to Aisle arcade, in pitch pine (likely).

Vivid blue 'St. John, Brandon' cloth hanging on the Chancel arch behind the eagle lectern. Regal red 'St. John's, Brandon – Mothers Union' cloth hanging on the north wall of the Aisle.

'British Legion' and 'British Legion – Women's Section' flags hanging from the Aisle ceiling. 'British Legion' flag standing in Aisle arcade.

'Stations of the Cross' carvings affixed to the walls of the Aisle and Nave. Various other religious illustrations throughout. Numerous figurines, crosses, brasses and candle sticks to window cills; including 2no. Davy lamps.

'St. John Evangelist' figurine carving affixed to the most western Aisle arcade pillar, over the votive candles. Second carving and votive candle stand at the other end of the Aisle arcade.

Various tables and chairs (mostly modern) to the rear of the Nave and Aisle which are arranged for the coffee/soup and sandwich serverly, including other kitchen/serverly paraphernalia. At the rear of the Aisle is also an arrangement on furniture facilitating a children's corner, with toys and books.

Various tables and noticeboards to the main entrance displaying Church news and events. 2no. brass collection bowls.

15.0 Vestry

- 15.1 The clergy Vestry is accessed from the north side of the upper Chancel. 3
A typical room of miscellaneous furniture, Church paraphernalia and vestments. This would benefit from a sorting.

Of particular interest is a wall display of photos depicting past Vicars and/or St. John's related clergy.

- 15.2 Several brasses. Large crucifix carving affixed to wall. Large Chubb safe.

- 15.3 The external wall to the north is particularly damp. The plaster is blistering and salting significantly. It was unclear on the day of inspection the exact cause but the rainwater hopper and downpipe to the wall outside is a likely possibility. The hopper may be blocked and/or the downpipe leaking; equally the blocked and/or faulty gully may be resulting in the nearby ground getting soaked. The external stonework in this area is growing green algae which corroborates this possibility.

In the first instance the gully should be cleared, and the hopper should 2
be checked and cleared of any obstructions. Secondly, the rainwater hopper and downpipe should be viewed on a wet day for signs that either are leaking and/or the nearby ground is being soaked.

The other possible cause is rising moisture from the subterranean boiler room that reportedly floods regularly. This had a sump pump, but it cannot be confirmed from this inspection whether it is still in operation.

- Any findings are to be reported to the Church Architect for further discussion/advice. 2
- 15.4 The Choir Vestry is accessed from the clergy Vestry or from the north Aisle; there is also an external access door. This room now accommodates the kitchen and new boiler cupboard. A typical room of miscellaneous furniture, Church paraphernalia and vestments. This would benefit from a sorting. 3
- 15.5 Like in the clergy Vestry, the external wall to the north is damp and the plaster is blistering and salting. This section of wall is in close proximity to the rainwater hopper and downpipe mentioned in 15.3 and over the subterranean boiler room, so both could also be the cause. Investigate and action as 15.3. 2
- 15.6 As discussed in other specific sections, the choir Vestry would benefit from a general refurbishment. The fixtures and fittings are dated, worn and/or defective; in particular, the kitchen units/worktops. The general standard is now noticeably below that of the overall Church. The new partition walling to the boiler would also benefit from finishing/decoration as opposed to being raw mdf. 3
- 16.0 Heating Installation**
- 16.1 The gas fired boiler system is located in the choir Vestry/kitchen. The infrastructure is concealed behind a mdf partition screen with locked doors. It is a Hoval twin boiler system, reported to be installed in 2018. There are 2no. exposed flues that rises vertically through the Choir Vestry roof and that terminate externally.
- 16.2 Space heating is provided throughout the Church by modern, white, wall mounted, panel radiators; pipework is wall mounted at skirting level. It is reported that the pipework circuit was renewed in 2018 when the boiler system was replaced. There is a digital room thermostat located on the Aisle arcade near the eagle lectern.
- 16.3 The boiler is understood to be in a satisfactory working condition. It is reportedly serviced annually, but evidence of this should be provided in the Church Log. The boiler service documentation should be consulted, any comments from the last service should be actioned and the next service scheduled with a competent, experienced, and accredited engineer. 3
- 16.4 The gas meter is located in the choir Vestry and was reportedly replaced in 2019.
- 16.5 The Church used to have an oil-fired boiler system that was located in the subterranean boiler house beneath the choir Vestry. The boiler

house is now redundant and was not inspected. The previous 2020 quinquennial reported that the oil tank remained and that there was 'suspicious white powder that could be asbestos'.

If the presence of asbestos is a possibility, then it is recommended that an asbestos survey be conducted so that it can be confirmed, or otherwise. The former boiler house is redundant and locked so the presence of asbestos is not an immediate safety concern, but entrance into the boiler house should be prohibited until it is determined that it is safe to do so. Anyone looking to access the boiler house should be made aware of this risk. 2

- 16.6 The previous 2020 quinquennial reported that the boiler house is prone to flooding and that there is a sump pump in operation. The condition of the boiler house cannot be confirmed from this inspection, or whether the sump pump is in operation.

Following the results of 16.5, it is advised that the condition of the boiler house become a routine inspection and maintenance item over the next quinquennial, particularly if water ingress is found to be an issue and that it is contributing to the deterioration of the stone walling. 3

- 16.7 Hot water in the toilet and the kitchen is provided by wall mounted, electric, hot water heaters.

17.0 Electrical Installation

- 17.1 The electric supply enters the Church overhead from the south west and into the west end gable. Metering and distribution equipment is inside a service cupboard to the gable wall, behind the toilet. It would appear that the later additions of the toilet and entrance lobby have a separate distribution board.

There is an additional distribution board in the choir Vestry, adjacent to the external door, which appears to serve that east end of the Church; therefore, it would seem that distribution across the Church is split.

- 17.2 The previous 2020 quinquennial reported that the power supply was increased in 2018 in anticipation of an electrical heating system which did not transpire.

- 17.3 The system is reported to be in full working order, but evidence of the previous service should be provided in the Church Log. The electrical service documentation should be consulted, any comments from the last inspection should be actioned and the next service scheduled with a competent, experienced, and accredited engineer. This should be scheduled every 5 years. 3

- 17.4 Church lighting internally generally consists of a series of directional spotlights mounted to roof trusses at eaves level. The light quality is satisfactory, but the distribution is not particularly comfortable and there are the obvious issues of glare and shadowing.

The previous 2020 quinquennial reported that the lighting fitments were replaced by the LED spotlights in 2017.

The Vestry rooms have less aesthetically discrete suspended strip lights, but they are appropriate for the spaces.

The toilet has a wall pendant light. The lobby has recessed spotlights in its flat ceiling.

- 17.5 Church lighting externally consists of some wall mounted flood lights to the main entrance and Vestry entrance. It is not clear whether these are manually operated or sensed, but sensed external lighting would be beneficial to safety and security.

- 17.6 There is a sound system evident in the service cupboard to the gable wall, behind the toilet; throughout the Church there are wall mounted speakers and there appears to be microphones for the pulpit and some lecterns. Signage indicates that there is an in-induction loop installed.

- 17.7 Hot water in the toilet and the kitchen is provided by wall mounted, electric, hot water heaters. The toilet is heated by an electric panel radiator.

- 17.8 PAT testing should be carried out annually and evidence should be provided in the Church Log. It was evident from stickers on some appliances that a test was carried out by Durham Electrics and Fire Ltd. in February 2025. 3

- 17.9 There is a single lightening conductor to the spire of the Fleche which has tapes running to the ground on both the north and south sides. The previous 2020 quinquennial reported that when it was last inspected in 2019, a new ground earth was installed on the north side. Servicing should be carried out annually and evidence should be provided in the Church Log. 3

18.0 Fire Precautions

- 18.1 There is a 6L foam fire extinguisher in the Choir Vestry/kitchen; there is a 2kg CO2 at the east end of the Aisle; there is both a 6L foam and 2kg CO2 at the west end of the Nave.

Fire extinguisher testing should be carried out annually and evidence should be provided in the Church Log. It was evident from stickers that 3

a test was carried out by Safe and Sure Fire Protection Ltd. in March 2025.

- 18.2 The Church should have a site-specific Fire Risk Assessment which is reviewed and updated annually (at least); if this is not the case, the PCC should compile one, or arrange for a suitably competent person to do so if they are unable. 2

19.0 Disabled Provision

- 19.1 The Equality Act requires that places of worship comply. Details of an access audit carried out are not known (noted in the previous QI), but excellent steps have been made to facilitate ease of access by a wheelchair user.

- 19.2 The inclusion of an external ramp at the main entrance facilitates wheelchair access.

- 19.3 The toilet facilities implemented are fully accessible and comprise a full Doc M pack.

- 19.4 Internally, the Nave and Aisle are at one level providing full wheelchair access.

- 19.5 Signage indicates that there is an in-induction loop installed.

20.0 Toilet and Kitchen

- 20.1 An accessible toilet was added to the Church in the late 1990s. This is located at the west end of the Church, adjacent to the main entrance. It is accessed from the main entrance lobby, which was added at the same time.

The toilet is starting to look a little worn and would benefit from a refresh over the new quinquennial. Fill wall cracks, rub down walls and redecorate. Rub down joinery and revarnish. Deep clean fittings, including the mechanical ventilation grille and the radiator grille. Remastic basin. Deep clean flooring or consider replacement if the staining is permanent. 3

- 20.2 The additions in this area are neat and well considered; they comprise the toilet, a service cupboard behind and some book storage in front. The walls are plastered and painted to match the Church, and the joinery/doors are oak, which complement the quality of the Churches interior.

- 20.3 The kitchen now occupies the choir Vestry and can be accessed directly from the north Aisle or from the clergy Vestry. It also has direct external access from the west end.

The kitchen comprises a number of base and wall units, drawers and a laminate counter-top with stainless-steel sink and drainer. There is an electric hot water heater over the sink.

This area looks well used and as discussed in 15.0, is a typical room of miscellaneous furniture, Church paraphernalia and vestments which would benefit from a sorting. 3

The kitchen is looking particularly tired and does not reflect the general standards seen elsewhere; through use, the units and worktops are starting to fail; the doors are ill-fitting and are delaminating. When funds permit a replacement kitchen would assist in the upgrading and reordering of this room. 3

20.4 The previous 2020 quinquennial reports that the incoming water supply is underground to the north east corner; thus, can serve the kitchen directly. There is a separate supply to serve the toilet in the south west corner that reportedly has been extended from St. John's Hall.

20.5 The previous 2020 quinquennial reports that foul drainage from the toilet is to the highway. Surface water drainage is to a network of gullies around the Church that reportedly discharge to a soakaway, but the details of this are not known.

It is noted that, if this is the case for the surface water, the kitchen sink discharges to a surface water gulley and this is not accepted by today's drainage standards. Ideally this should be connected to the mains drainage network. 3

21.0 Bats

21.1 There are no reports of bats roosting in the Church but owing to the nature of the Church building, its age, and its location, it is highly likely. An Ecologist should be consulted before any intrusive building and/or roof works are scheduled so that a risk assessment and mitigation strategy can be prepared.

Curtilage

22.0 Churchyard and Environs

22.1 St. John the Evangelist Church sits at the northern corner of a rectangular site. The north and east elevations front the roadside; the west elevation fronts the driveway into the carpark and the south elevation fronts the carpark. The Churchyard is minimal, comprising mostly the tar and chip carpark; there is some periphery grass, shrubs and trees, but there is no graveyard.

- 22.2 The Church grounds are shared with St. John's Hall, which is on the western boundary and fronts the A690 road. This Community Hall was built in 2019 after a fire destroyed the original 1911 Church Hall in 2014.
- 22.3 The Churches principal boundaries to the north and east roadsides are comprised of low stone walls with rounded stone copings; the inner leaf is brickwork. These are generally in a sound condition but the faces of the bricks to the inner leaf are starting to erode and blow off.
- The wall would benefit from some repointing in areas and some rebedding of loose stones, particularly of the stone copings. This would help mitigate water ingress and in turn mitigate the erosion of the brickwork. All repointing should be with NHL lime:sand mortar 3
- 22.4 The end section of boundary wall to the entrance driveway has been damaged. This should be rebuilt/repared. 2
- 22.5 The previous 2020 quinquennial reported that the noticeboard to the north roadside was new.
- 22.6 There is a small area of parking to the north side which primarily serves Churchwardens and gives direct access to the Vestry. This simply comprises a vehicular track in the grass from the entrance driveway.
- 22.7 There are some memorial planting areas between the buttresses on the north side, and these continue around the west end.
- 22.8 The west end is open to the grounds of St. John's Hall.
- 22.9 The southern boundary is dense vegetation and trees. There is likely to be some retaining structure here owing to a change in level between the Church site and the neighbouring site, but it was not visible due to the density of vegetation.
- 22.10 The grass and shrub areas appear in tidy order and are maintained by the Church. There are a number of significant trees to the Church boundary that need to be maintained; particularly those to the north roadside as they are in close proximity to both the public highway and the Church roofs, and those to the south side which are in close proximity to the neighbouring building.
- The previous 2020 quinquennial reported that the trees were surveyed in 2016. As this is nearly 10 years ago, a professional tree survey would be recommended in this next quinquennium to prescribe a maintenance schedule and ensure that they are all sound and safe. 3

- 22.11 The Church is accessed from the south side via external steps and/or a ramp that were installed in the late 1990s. These comprise low stone walls with stone copings, metal balustrades/handrails and stone/concrete pavings.

The entrance approach is looking a little unkempt and would benefit from some sweeping and weeding. Many of the joints to the stone copings are open so these should be repointed. Many of the joints to the pavings are open so these should be repointed. Repointing should be with NHL lime:sand mortar. 2

The open mortar joint between the top step and the pavings is particularly wide and should be addressed immediately, as this could present as a trip hazard. 1

- 22.12 The external steps on the north side that rise up to the Vestry, or down to the Boiler House are also looking a little unkempt. Particularly with this being visible from the roadside, the area would benefit from some tidying and weeding. Consider redecorating the balustrade when the external doors are redecorated. 2

The joints to the steps are open so these should be repointed. Repointing should be with NHL lime:sand mortar. 3

23.0 Security

- 23.1 There appears to be no security alarm and/or security cameras fitted.

- 23.2 There is some external lighting, but it is not clear whether this is manually operated or sensed.

- 23.3 Whilst the Church is in a well populated and generally well-lit location, the main entrance door is to the dark, obscure side which would be inviting to vandals or thieves.

When funds permit it would be worth considering a security alarm system and/or security cameras. It is recommended to check with the Church insurers regarding their minimum requirements for security. 3

- 23.4 Any concerns or events regarding security should be recorded in the Church Log. 3

24.0 Log Book

- 24.1 The Church Log was not available at the time of inspection, and it transpires that this was locked in the safe. The Churchwardens should ensure that over the next quinquennium a log is kept, and an accurate account of the necessary servicing, maintenance and repairs is available. 3

25.0 Memorials

- 25.1 Personal Memorial Plaque: Marble on the north wall of the Aisle: In memory of Joseph Lawson (First Vicar of the Parish) – 10 December 1903.
- 25.2 Personal Memorial Plaque: Brass on the north wall of the Aisle: In memory of Ann and Christopher Witty – 13 April 1873 / 10 August 1877.
- 25.3 WWI Memorial Plaques: 7no. Brasses at the foot of the Chancel screen/step: Names of those who lost their lives.
- 25.4 Personal Memorial Plaque: Brass at the foot of the eagle lectern: In memory of Margaret Mowson – 5 December 1939.
- 25.5 Personal Memorial Plaque: Brass on the south wall of the Nave: In memory of Harry Hayward (Vicar of the Parish 1906-1928) – 6 October 1928.

26.0 Previous Quinquennial Reports

- 26.1
- David Beaumont, Beaumont Brown Architects LLP, Castle Eden - 2020

Recommendations

Urgent Works Requiring Immediate Attention: Category 1

Item

- | | | |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| i) | The previous quinquennial reported that the area of flat roof was replaced with a plastic membrane, and it would be of benefit going forward if a date could be given to this, so the anticipated lifespan of the membrane could be tracked. | 5.7 |
| ii) | The previous quinquennial reported that the north Aisle was formerly covered in lead but that was stolen, and was replaced with mineral felt. It would be of benefit going forward if a date could be given to this so the anticipated lifespan of the felt could be tracked. | 5.11 |
| iii) | There is vegetation growing in the gutter at the west end of the Chancel. This should be cleared. Again, the congestion in the gutter could be contributing to the evident damp stone walling in this area. | 6.3 |
| iv) | Rainwater Goods - Those areas of noted concern should be checked and cleared immediately. | 6.13 |
| v) | All of the gullies are currently congested and should be cleared immediately. Many do not have covers/grilles, or they are broken; some of the gullies appear collapsed. In some cases, the discharge of | 6.14 |

rainwater is further hindered as the downpipes terminate short of the gullies. The gullies should be repaired immediately and the downpipes extended where required.

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| vi) | North Aisle - Internally, the bulging plaster and any other signs of movement in that area should be monitored closely over the next few months. | 7.10 |
| vii) | Chancel - In places where the timber boarding has shrunk, the open joints have been filled with timber fillets; a fillet on the organ side is lifting out and presents as a trip hazard. This should be replaced/secured immediately. | 12.2 |
| viii) | Main Entrance Steps - The open mortar joint between the top step and the pavings is particularly wide and should be addressed immediately, as this could present as a trip hazard. | 22.11 |

Indicative cost for the works in Category 1 would be £2 500 excluding VAT and fees.

(Subject to the extent of works required below ground in 6.14)

Work Recommended to be Carried Out During Next 12 Months: Category 2

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| i) | The concealed parts of the roof do not seem to have been inspected closely in the last quinquennium so they should be inspected at height by a competent/qualified person. Details of the inspection should be reported to the Church Architect and necessary repairs discussed/agreed. | 5.8 |
| ii) | The roof does not seem to have been inspected closely in the last quinquennium so it should be inspected at height by a competent/qualified person. Details of the inspection should be reported to the Church Architect and necessary repairs discussed/agreed. An inspection is also necessary to attempt to ascertain a cause of the cracking/movement discussed in 7.10. | 5.12 |
| iii) | It is recommended that as a routine item of maintenance the roof should be fully examined, and repairs undertaken, on an annual basis. | 5.16 |
| iv) | Nave & Chancel - Firstly 6.12 - 6.14 should be actioned to ensure the routes are clear, then the rainwater goods should be observed in wet weather to see if any defect is obvious. The findings should be reported to the Church Architect for further discussion/advice. | 6.2 |
| v) | Vestry - Firstly 6.12 - 6.14 should be actioned to ensure the routes are clear, then the rainwater goods should be observed in wet weather to | 6.9 |

see if any defect is obvious. The findings should be reported to the Church Architect for further discussion/advice.

- vi) It is recommended that as a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis, at least. And in wet weather particularly. 6.12
 - vii) North Aisle - Firstly 5.12 should be actioned to see if any defect in the roof/roof structure is obvious. The findings should be reported to the Church Architect for further discussion/advice. Secondly, the verge should be repointed as much of the mortar is missing and water ingress is a likely cause. Repointing should be with NHL lime:sand mortar. 7.10
 - viii) Nave West Window - There is a significant crack to the cill piece at the right hand side corner. This does not seem to have been mentioned in the previous quinquennial report. Monitor closely over the next few months/quinquennial period. 9.3
 - ix) North Aisle West Window - The bulging plaster and any other signs of movement in the wall/window area should be monitored closely over the next few months. 9.8
 - x) Nave - Joints between the different floor finishes can present as a trip hazard. Many of the stone slabs are worn/chipped/cracked, which also can present as a trip hazard. There is not a 'quick-fix' for these trip hazards as in most cases the carpet is to cover the uneven slabs. Ensure the worst are clearly identified to users or the routes are diverted or cordoned off. 12.3
 - xi) North Aisle - Joints between the different floor finishes can present as a trip hazard. Many of the stone slabs are worn/chipped/cracked, which also can present as a trip hazard. There is not a 'quick-fix' for these trip hazards as in most cases the carpet is to cover the uneven slabs. Ensure the worst are clearly identified to users or the routes are diverted or cordoned off. 12.4
- An area of particular concern is at the west end of the north aisle; the lip between the stone slabs and timber parquet is more prominent. Monitor this over the next quinquennial period to ensure it is not linked to the potential movement of the west gable.
- xii) All carpets should be regularly lifted to check the condition of the floor beneath and to ensure there is no evidence of an infestation. 12.9
 - xiii) There is an area of plaster, between the organ Arch and the clergy Vestry door, beneath the radiator, that has blown off. There is obviously some excess rising moisture in this area. Hack of the loose 13.4

plaster and allow the walling to dry out over the next quinquennial period.

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| xiv) | Clergy Vestry - In the first instance the gully should be cleared, and the hopper should be checked and cleared of any obstructions. Secondly, the rainwater hopper and downpipe should be viewed on a wet day for signs that either are leaking and/or the nearby ground is being soaked. | 15.3 |
| xv) | Any findings are to be reported to the Church Architect for further discussion/advice. | 15.3 |
| xvi) | Like in the Clergy Vestry, the external wall to the north is damp and the plaster is blistering and salting. This section of wall is in close proximity to the rainwater hopper and downpipe mentioned in 15.3 and over the subterranean boiler room, so both could also be the cause. Investigate and action as 15.3. | 15.5 |
| xvii) | Boiler House - If the presence of asbestos is a possibility, then it is recommended that an asbestos survey be conducted so that it can be confirmed, or otherwise. The former boiler house is redundant and locked so the presence of asbestos is not an immediate safety concern, but entrance into the boiler house should be prohibited until it is determined that it is safe to do so. Anyone looking to access the boiler house should be made aware of this risk. | 16.5 |
| xviii) | The Church should have a site-specific Fire Risk Assessment which is reviewed and updated annually (at least); if this is not the case, the PCC should compile one, or arrange for a suitably competent person to do so if they are unable. | 18.2 |
| xix) | Churchyard - The end section of boundary wall to the entrance driveway has been damaged. This should be rebuilt/repaired. | 22.4 |
| xx) | The entrance approach is looking a little unkempt and would benefit from some sweeping and weeding. Many of the joints to the stone copings are open so these should be repointed. Many of the joints to the pavings are open so these should be repointed. Repointing should be with NHL lime:sand mortar. | 22.11 |
| xxi) | The external steps on the north side that rise up to the Vestry, or down to the Boiler House are also looking a little unkempt. Particularly with this being visible from the roadside, the area would benefit from some tidying and weeding. Consider redecorating the balustrade when the external doors are redecorated. | 22.12 |

Indicative cost for the works in Category 2 would be £5 000 excluding VAT and fees.

Work Recommended to be Carried Out During Next 5 Years:
Category 3

Item

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| i) | The Church Log was not available at the time of inspection, and it transpires that this was locked in the safe. The Churchwardens should ensure that over the next quinquennium a log is kept, and an accurate account of the necessary servicing, maintenance and repairs is available. | 3.2 |
| ii) | The slates and leadwork to the fleche spire appear sound and in good condition, however many of those to the base have slipped or broken. These should be repaired/replaced. | 5.3 |
| iii) | The structural integrity of the fleche should be inspected at height by a competent/qualified person. Details of the inspection should be reported to the Church Architect and necessary repairs discussed/agreed. | 5.4 |
| iv) | Mesh is missing to some of the openings in the loggia and birds are nesting inside. As part of any proposed works, the loggia should be cleared, and the mesh should be replaced. | 5.5 |
| v) | The condition of the slate roofs generally looks good. There are some missing/cracked/slipped slates across all roof planes, and these should be repaired/replaced when it fits with the programme of other necessary roof works. The situation is not such that it warrants special attention. | 5.13 |
| vi) | The mortar bedding and pointing of the ridge tiles, across all roofs, is consistently poor; much is visibly missing. The affected ridge tiles should be rebbed and repointed with an NHL lime:sand mortar. | 5.14 |
| vii) | Chancel-North Side - Whilst it is not ideal that the rainwater goods are upvc here, what is more detrimental and noticeable is the grey colour. When funds permit and/or when it fits with the programme of other necessary roof works, the grey upvc rainwater goods should be changed to black. | 6.6 |
| viii) | Vestry - Again, the grey rainwater goods should be replaced with black, and the parapet outlet arrangement should use a more traditional and accepted hopper. | 6.8 |
| ix) | It is recommended that over the course of the next quinquennium the cast iron rainwater goods be rubbed down and redecorated; the paint is visibly spalling and some rusty is starting to occur. | 6.15 |

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| x) | A detailed schedule of necessary repointing should be drawn up with the Church Architect so costs can be obtained, and funds can be raised. Repointing should be with NHL lime:sand mortar. | 7.8 |
| xi) | Main Entrance Door - Rub down and redecorate front and back. | 8.1 |
| xii) | The door is ill-fitting in its opening towards the bottom and daylight can clearly be seen through. This is mostly due to some low-level stone erosion. Whilst the addition of the lobby may assist in containing draft or vermin, when funds permit, the Church Architect should be consulted for possible solutions. Some repointing of the low level stonework is required; discussed in 7.0. | 8.1 |
| xiii) | Vestry Door - Rub down and redecorate front and back. | 8.2 |
| xiv) | North Aisle Door - Rub down and redecorate front and back. | 8.3 |
| xv) | Boiler House - Door is rusting; rub down and redecorate. | 8.4 |
| xvi) | Dressed Stone Surrounds - As discussed in 7.0, a detailed schedule of necessary repointing should be drawn up with the Church Architect so costs can be obtained, and funds can be raised. Repointing should be with NHL lime:sand mortar. | 8.5 |
| xvii) | Clergy Vestry Window - The stone mullions/surround is significantly eroded internally, but as discussed in 15.0 this entire wall is damp. Action as discussed in 15.0 and monitor the condition of the stone/window closely over the next quinquennial period. | 9.10 |
| xviii) | Choir Vestry Window - The stone mullions/surround is significantly eroded internally, but as discussed in 15.0 this entire wall is damp. Action as discussed in 15.0 and monitor the condition of the stone/window closely over the next quinquennial period. | 9.12 |
| xix) | Boiler House - Rubdown and redecorate timber louvres.

The plywood infills look untidy; replace with timber louvres to match the north side or decorate the plywood black for the short term. | 9.14 |
| xx) | The previous 2020 quinquennial suggested that the polycarbonate protection be removed, the windows and polycarbonate be cleaned and the windows be closely inspected. Records would suggest this has not occurred, so it remains a recommended item. A detailed schedule of the windows condition and necessary repairs should be drawn up with the Church Architect so costs can be obtained, and funds can be raised. | 9.15 |

xxi)	The condition of the windows generally looks good, but each has some evident damage/defects that should be attended to, to ensure the condition of the windows does not continue to decline; some glazing quarries are cracked or broken, there is some leadwork/saddle bar movement and rusting.	9.16
xxii)	Panelling - All woodwork should be checked regularly for insect infestation.	11.8
xxiii)	Altar Reredos - All woodwork should be checked regularly for insect infestation.	11.9
xxiv)	Chancel - There are some open joints in the stone slabs that should be repointed. Repointing should be with NHL lime:sand mortar.	12.2
xxv)	Choir Vestry - Rub down and revarnish.	12.6
xxvi)	The surface of the flags are worn in places and there is the occasional open joint evident. It is recommended that the open joints are pointed up with a NHL lime:sand mortar.	12.8
	Some of the flags are possibly beyond the scope of repair so consideration should be given to their replacement if accidents are a concern.	
xxvii)	The eaves level of the east end of the north Aisle, where it abuts the Vestry, should be monitored closely over the quinquennial period. The deterioration of the wall finish here does not seem to be mentioned in the previous report and could suggest there is a high level water ingress issue. Again, a full inspection of the concealed roof sections, recommended elsewhere, should assist in the diagnosis of this.	13.2
xxviii)	Chancel Arch: significant deterioration of the wall finish and dressed stone to the south side. Action as discussed in 6.0 and verify in the roof inspection that all leadwork in that area of the roof is properly fitted and water tight. Monitor condition over the next quinquennial period.	13.3
xxix)	Organ Arch: the previous quinquennial reported cracking, but this had not changed. Monitor over the next quinquennial period.	13.4
xxx)	The north Aisle is linked to the Nave via a 4no. bay arcade: significant deterioration of some of the low level stonework, probably due to excess rising moisture in the ground. Monitor condition over the next quinquennial period.	13.5

- xxxi) No immediate concerns however, evidence of the organs condition and all concerns in use and subsequent maintenance and/or repair should be recorded. Reference should be made in the Church Log. 14.1

- xxxii) As discussed in 13.0, the adjacent walling of the Chancel Arch is showing signs of water ingress/damp, and the stone is deteriorating. The Pulpit is affixed to this wall, so it is worth monitoring over the next quinquennium that the moisture in the wall is not having a detrimental effect on the timber structure. Also, the stone erosion material and salting should be cleaned off regularly, again to prevent any harm to the timber structure. 14.3

- xxxiii) The back walling stone of the Sedilia, which is dressed stone, is delaminating in parts. There is no obvious cause visible from the outside, other than the potential moisture in the lower parts of the walling generally. Monitor over the next quinquennial period. 14.7

- xxxiv) The condition of the bell and its fixings/mechanisms are all to be checked regularly as a routine item of maintenance. Evidence of any maintenance and/or repair should be kept in the Church Log. 14.8

- It is evident that the timber clad cheeks require painting; the existing paint is flaking off. Rub down and redecorate in an exterior grade paint. It would be worth redecorating any painted frame at the same time.

- xxxv) The Clergy Vestry is accessed from the north side of the upper Chancel. A typical room of miscellaneous furniture, Church paraphernalia and vestments. This would benefit from a sorting. 15.1

- xxxvi) The Choir Vestry is accessed from the Clergy Vestry or from the north Aisle; there is also an external access door. This room now accommodates the kitchen and new boiler cupboard. A typical room of miscellaneous furniture, Church paraphernalia and vestments. This would benefit from a sorting. 15.4

- xxxvii) As discussed in other specific sections, the choir Vestry would benefit from a general refurbishment. The fixtures and fittings are dated, worn and/or defective; in particular, the kitchen units/worktops. The general standard is now noticeably below that of the overall Church. The new partition walling to the boiler would also benefit from finishing/decoration as opposed to being raw mdf. 15.6

- xxxviii) The boiler is understood to be in a satisfactory working condition. It is reportedly serviced annually, but evidence of this should be provided in the Church Log. The boiler service documentation should be consulted, any comments from the last service should be actioned and 16.3

the next service scheduled with a competent, experienced, and accredited engineer.

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| xxxix) | Following the results of 16.5, it is advised that the condition of the boiler house become a routine inspection and maintenance item over the next quinquennial, particularly if water ingress is found to be an issue and that it is contributing to the deterioration of the stone walling. | 16.6 |
| xl) | Electrics - The system is reported to be in full working order, but evidence of the previous service should be provided in the Church Log. The electrical service documentation should be consulted, any comments from the last inspection should be actioned and the next service scheduled with a competent, experienced, and accredited engineer. This should be scheduled every 5 years. | 17.3 |
| xli) | PAT testing should be carried out annually and evidence should be provided in the Church Log. It was evident from stickers on some appliances that a test was carried out by Durham Electrics and Fire Ltd. in February 2025. | 17.8 |
| xlii) | There is a single lightening conductor to the spire of the Fleche which has tapes running to the ground on both the north and south sides. The previous 2020 quinquennial reported that when it was last inspected in 2019, a new ground earth was installed on the north side. Servicing should be carried out annually and evidence should be provided in the Church Log. | 17.9 |
| xliii) | Fire extinguisher testing should be carried out annually and evidence should be provided in the Church Log. It was evident from stickers that a test was carried out by Safe and Sure Fire Protection Ltd. in March 2025. | 18.1 |
| xliv) | The toilet is starting to look a little worn and would benefit from a refresh over the new quinquennial. Fill wall cracks, rub down walls and redecorate. Rub down joinery and revarnish. Deep clean fittings, including the mechanical ventilation grille and the radiator grille. Remastic basin. Deep clean flooring or consider replacement if the staining is permanent. | 20.1 |
| xliv) | Kitchen - This area looks well used and as discussed in 15.0, is a typical room of miscellaneous furniture, Church paraphernalia and vestments which would benefit from a sorting. | 20.3 |

The kitchen is looking particularly tired and does not reflect the general standards seen elsewhere; through use, the units and worktops are starting to fail; the doors are ill-fitting and are delaminating. When

funds permit a replacement kitchen would assist in the upgrading and reordering of this room.

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| xlvi) | Drainage - It is noted that, if this is the case for the surface water, the kitchen sink discharges to a surface water gulley and this is not accepted by today's drainage standards. Ideally this should be connected to the mains drainage network. | 20.5 |
| xlvii) | Churchyard - The wall would benefit from some repointing in areas and some rebedding of loose stones, particularly of the stone copings. This would help mitigate water ingress and in turn mitigate the erosion of the brickwork. All repointing should be with NHL lime:sand mortar. | 22.3 |
| xlviii) | The previous 2020 quinquennial reported that the trees were surveyed in 2016. As this is nearly 10 years ago, a professional tree survey would be recommended in this next quinquennium to prescribe a maintenance schedule and ensure that they are all sound and safe. | 22.10 |
| xlix) | Vestry Entrance - The joints to the steps are open so these should be repointed. Repointing should be with NHL lime:sand mortar. | 22.12 |
| i) | When funds permit it would be worth considering a security alarm system and/or security cameras. It is recommended to check with the Church insurers regarding their minimum requirements for security. | 23.3 |
| ii) | Any concerns or events regarding security should be recorded in the Church Log. | 23.4 |
| lii) | The Church Log was not available at the time of inspection, and it transpires that this was locked in the safe. The Churchwardens should ensure that over the next quinquennium a log is kept, and an accurate account of the necessary servicing, maintenance and repairs is available. | 24.1 |

Indicative cost for the works in Category 3 would be £50 000 excluding VAT and fees.

(This is giving an allowance for remedial repointing in the various sections. This is not allowing for the wholesale removal of cementitious mortar and repointing in the various sections. This is giving an allowance for some basic roof repairs/replacements. This is not allowing for any window works which would be subject to a more detailed specialist survey.)

Work to be Considered Beyond 5 Years: Category 4

Item

- i) When funds permit, all cementitious material should be raked out and replaced with a NHL lime:sand mortar. All future repointing should be with NHL lime:sand mortar. 7.7

Indicative cost for the works in Category 4 would be £50 000 excluding VAT and fees.

Appendix

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the roll of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current

editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO₂ (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.

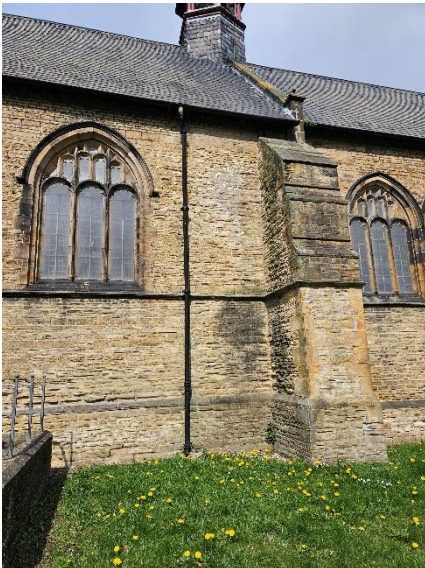
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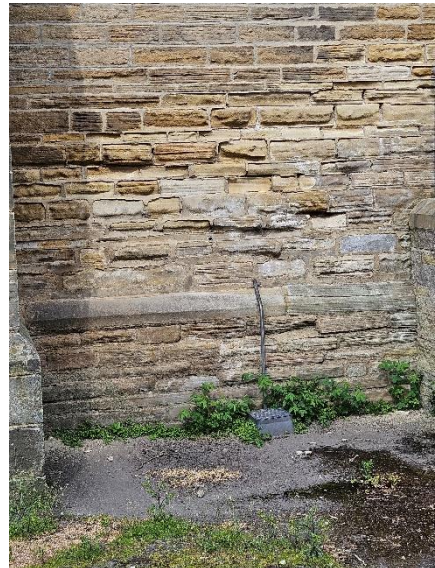
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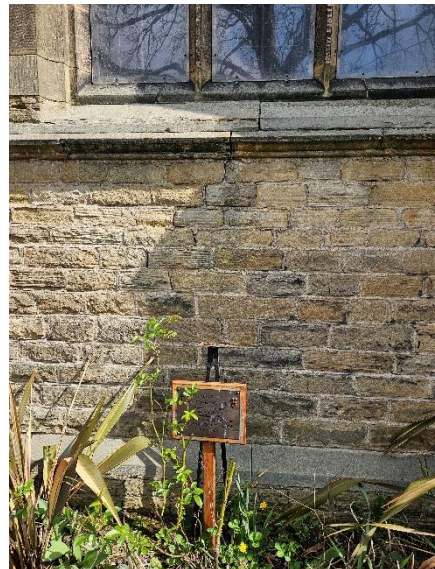
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7.10



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10.4



10.7



11.7



12.3



12.4



12.6



12.7



13.2



13.3



13.2



13.4

